

R Kershaw

Design & Access Statement inc Agricultural Statement

for

Tib Netherend Farm, Wood Lane, Colne Bridge, Huddersfield, HD5 0PX



Prism Agriculture Ltd

Erection of an agricultural livestock building (retrospective) and associated operational/engineering works.

July 2024

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INTRODUCTION

- 1 Prism Agriculture Ltd ('Prism Ag') is instructed by Mr Richard Kershaw, (the applicant) to provide a Supporting Statement for the proposed erection of an agricultural livestock building (retrospective) and associated operational engineering works meet the essential need of the applicants Agricultural Unit, which is based at Tib Netherend Farm, Wood Lane, Colne Bridge, Huddersfield, HD5 0PX.
- 2 This statement is to accompany a Full Planning Application submitted to Kirklees Council (KC). A set of existing plans accompany this application.
- 3 The appraisal has been undertaken by Tom Warren, who is an Agricultural and Rural Planning Consultant with 'Prism Ag' and holds an Honours Degree in Agricultural Management from the Royal Agricultural University. He is also a Professional Member of the Institute of Agricultural Management (PMIAgrM), a Member of the British Institute of Agricultural Consultants (MBIAC) and a Chartered Environmentalist (CEnv) status for the Society for the Environment. Tom is also a Member of the Agricultural Law Association.
- 4 Throughout his professional career, Tom has been engaged by farmers, landowners, local planning authorities and rural businesses to appraise a wide range of enterprises in the context of planning applications for new agricultural and forestry buildings, conversion of redundant agricultural buildings, new residential and commercial sites, green belt sites, agricultural tracks, new rural workers' dwellings, and equestrian facilities.
- 5 Prism Ag originally attended a site visit with the applicant on Monday 27 February 2023 to view the applicant's wider agricultural unit which forms part of this application before the Council.

BACKGROUND

- 6 The applicant Mr Richard Kershaw owns the farm in a partnership with his sisters, Sue Kershaw, and Sam Gill, together as PS & SP Kershaw they also own and operate Bradley Villa Farm, Huddersfield and the Villa Farm Shop and Café.
- 7 Tib Netherend Farm was purchased as a dairy farm in 1983 as a going concern, with 150 dairy cows and their progeny (followers/calves). Over the last 40 years the applicant/s have increased the herd size and significantly expanded the farm infrastructure and by 2023 they have doubled the dairy cattle numbers to 300 cows plus their followers.
- 8 Since the herd has expanded in size, this requires more livestock housing and an increase in silage for winter livestock feed when cows are not grazing pastureland in the spring and summer months.
- 9 The herd is made up of a variety of cattle breeds, selected for their optimum calving ability and milk production levels, the Tib Netherend herd consists primarily of Holstein, Friesian, and Norwegian Red dairy cow breeds, and they are serviced either by Genus semen straws by artificial insemination (AI) or by a Shorthorn dairy bull breed. The farm has a milk yield of some 6,500 litres per day.
- 10 The farm operates a 24/24 herringbone milking parlour, which means 48 cows can be milked at a time. It is understood that the farm has an irrigation licence for discharging dairy parlour washings back to the land.
- 11 The farm has one 4-bed farmhouse occupied by Mr Kershaw and his wife; full time farm labour is provided by evolution farming which also has a focus on encouraging new entrants to farming so they can learn on the job. Other labour is provided by farm contractors such as for silaging, hoof trimming, Genus AI Team, Hedge Cutting and Building Maintenance works. Casual labour is brought in for calving periods and looking after the calves.
- 12 The applicant produces their own silage taking between 4 – 5 cuts per annum, all of this grass is taken to the silage clamp for ensiling to produce winter forage for the cattle.
- 13 The applicant operates on an autumn calving system with calves born in August, September, and October each year.
- 14 The applicant's farming business is registered with the Rural Payments Agency (RPA) with Customer Reference Number (CRN): 1103273442 and Single Business identifier (SBi) number: 111672440. The applicants County Parish Holding number (CPH) is: 49/344/001 and the herd number is UK125654 (Dairy Cattle) with place of business registered at SE190197.
- 15 The agricultural unit is located some 1.5km south-east of Colne Bridge, 1.2km south-west of Mirfield with Huddersfield town centre some 5.5km to the south-west. The holding is within the Liverpool, Manchester, and West Yorkshire Greenbelt.
- 16 The local area is dominated by farms and agricultural land and pockets of over-mature densely populated woodland.
- 17 The land area of the applicant's agricultural unit extends to some 121.4 Ha (300 ac) which comprises of:
 - 81 Ha (200 ac) of permanent pasture grassland;
 - 40.5 Ha (100 ac) of rented mixed pasture and arable land; and
 - The arable cropping rotation is made up of Winter Wheat, Maize, and Barley.

18 The agricultural output from the holding includes:

- Fresh Milk on an Arla Contract for Morrisons
- Bull calves are sold for store cattle.

19 The agricultural land is in Flood Zone 1; therefore, no flood risk assessment is required.

PROPOSED DEVELOPMENT & ENGINEERING WORKS

20 The agricultural livestock building groundworks were started in 2020 and the building was erected in late 2021 and has been in use for dairy cattle since completion. It is not a building where people normally go other than for livestock husbandry.

21 The proposed agricultural livestock building (retrospective) comprises of five x 20ft bay widths and will be constructed from a steel portal-framed building, a concrete feed rail is at the front lower section with cattle feeder rails which are fixed on top, these allow cattle to poke their heads through to access silage/mixed cattle feed rations which are tipped on the floor at the front of the open fronted building.

22 Masonry walls to 2 metres are on the gable ends and the rear and clad with 'Yorkshire' boarding vertical timber cladding above for increased airflow and ventilation.

23 The dimensions of the livestock building are: 30.2m in length x 15.2m in depth, with an eaves height of 4.5m and a ridge height of 7.5m. The floorspace area of the building is therefore: 459 square metres.

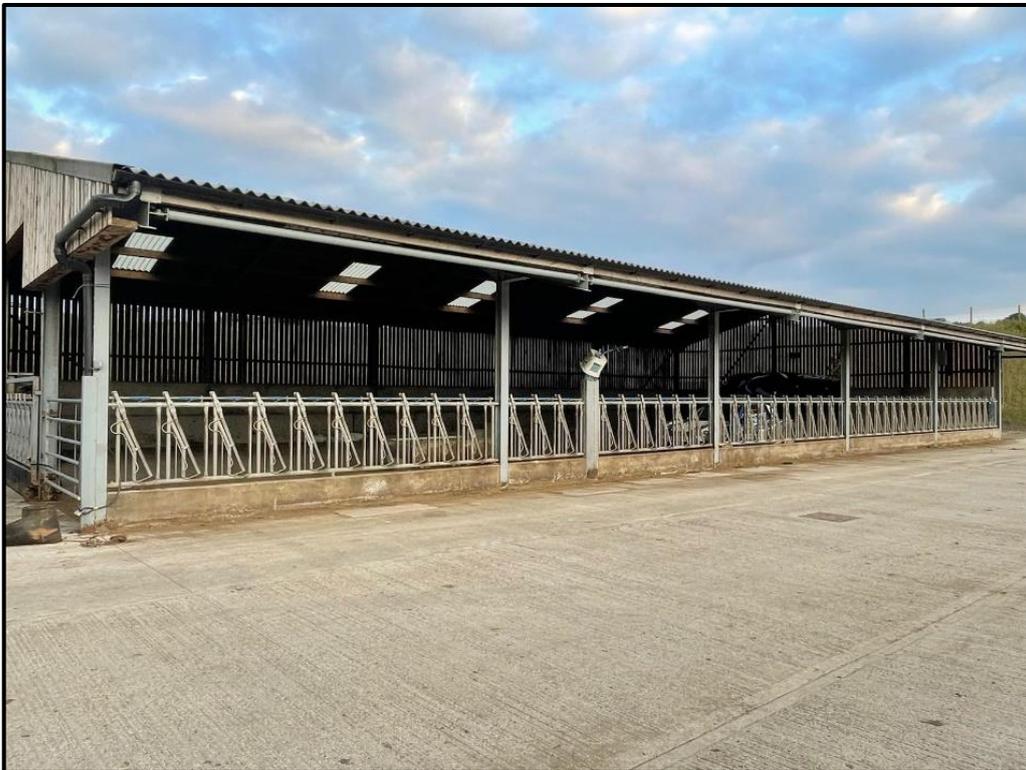
24 Black guttering and downpipes will complement the design and the long-distance view will break up the structure against the backdrop of land topography. Guttering will also enable the harvesting of rainwater to reuse within the agricultural unit such as for wheel washing. The below photo also shows Galebreaker Agricultural Blinds (rolled up).

25 The livestock building extension will have an open span layout for the free movement of dairy cattle, and to enable access by agricultural machinery for clearing farmyard muck, straw and sawdust bedding from the building.

26 The siting location of the livestock building is sited in close association with other existing agricultural buildings and has two galvanized steel gates and one gable end.

DESIGN

Proposed Agricultural Building (retrospective)



ACCESS

27 Tib Netherend Farm is a well-established farm, as such the farm already has a main gate access, and this will not change.

28 Access to the livestock building will be via existing farm accesses and hardstanding areas.

RELEVANT PLANNING LEGISLATION

29 Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as including:

- *'horticulture, fruit growing, seed growing, dairy farming;*
- *the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land);*
- *the use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and*
- *the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.'*

30 The applicant has an established agricultural unit which operates in line with the Farm Animal Welfare Council's 'Five Freedoms Code' principal, these are:

- *Freedom from hunger and thirst-by providing enough fresh water and the right type and amount of food to keep them fit.*
- *Freedom from discomfort-by making sure that animals have the right type of environment including shelter and somewhere comfortable to rest.*
- *Freedom from pain, injury and disease-by preventing them from getting ill or injured and by making sure animals are diagnosed and treated rapidly if they do.*
- *Freedom to express normal behaviour-by making sure animals have enough space, proper facilities and the company of other animals of their own kind.*
- *Freedom from fear and distress-by making sure their conditions and treatment avoid mental suffering.*

LOCAL and NATIONAL PLANNING POLICY

31 The Kirklees Local Plan was adopted on 27 February 2019 and Policy LP54 covers buildings for agriculture and forestry, where it states that: Proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;

- a. the building is genuinely required for the purposes of agriculture or forestry;*
- b. the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;*
- c. there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and*
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.*

32 Paragraph 84 of the NPPF seeks to Support a Prosperous Rural Economy and states that Planning policies and decisions should enable:

"a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses"

MET – The proposed development is for a long established agricultural and land based rural business.

33 Paragraph 149 of the NPPF deals with Protecting Green Belt land and states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

"a) buildings for agriculture and forestry"

MET – The proposed building is to meet the essential need of an existing and well-established dairy farm.

34 Paragraph 150 of the NPPF deals with certain other forms of development that are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

"b) engineering operations"

CONCLUSION

35 The development impact on the Green Belt would be low as the proposed siting location is central to the existing farmyard and is located adjacent to the existing livestock buildings and collection yard, dairy parlour. The building is relatively well screened by the topography of the land in three directions and is hidden by existing buildings elsewhere. The farm is already well established within an agricultural landscape.

- 36 Therefore, the proposal will not detrimentally impact on the openness of the Green Belt, by keeping the agricultural livestock building at a size commensurate with its intended purpose. Furthermore, it is one of the 'appropriate forms' of development in the Green belt.
- 37 There are no other vacant buildings that are available to the applicant in which livestock can be housed. In such circumstances the proposed (retrospective) building is necessary for the purposes of agriculture with the agricultural unit.
- 38 The agricultural livestock building groundworks were started in 2020 and the building was erected in late 2021 and has been in use for dairy cattle since completion. It is not a building where people normally go other than for livestock husbandry.
- 39 The proposed development will not be materially detrimental to the amenities or privacy of nearby properties as these are either sufficiently far enough away or screened by hedging, stone walls, land topography, and fencing.
- 40 The erection of the agricultural livestock building (retrospective) matches the style of existing farm buildings, this will enable a suitable and safe access for the livestock and the applicant's agricultural machinery and would not detract from other similar agricultural style buildings both on the farm itself and within the wider landscape.
- 41 As the development is reasonably necessary for the purposes of agriculture within the unit and does not breach any of the local or national planning policies set out above. The proposed development should be approved.

I trust these comments are helpful in your deliberations.

Yours sincerely

pp. Prism Ag

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